



# NORFOLK

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## CITY PLANNING COMMISSION MEETING AGENDA

March 26, 2015

12:30 PM –City Planning Commission lunch

### 1. Call to Order/Roll Call

### 2. Architectural Review Board items Action

#### A. Private Projects

##### 1. 112 W. Wilson Street—Hugh R. Copeland Center

Applicant: Michael Schnekser, Tymoff + Moss Architects

Project Request: New façade encroachment

Project Summary: The owner of the property proposes new exterior building improvements to revitalize a theater façade and streetscape in the Arts District. The applicant proposes to build a new ceramic faced CMU façade, enclosing the scene storage area with a glass garage door; and the theater box office, with an exposed steel canopy that has a backlit polycarbonate vertical element. The proposed vertical element is 5'-0" deep by 1'-6" wide at the top and tapers down to the canopy. The existing façade encroaches 1.68", which will be pulled back out of the public right of way during the façade replacement. The façade will include permanent mounted signage constructed of solid, die cast aluminum lettering: "Hugh R. Copeland Center," "Perry Family Theater," and "The Hurrah Players." The northeast end of the theatre includes an emergency egress door, which encroaches into the public right of way 3'-0" when open. The proposal includes a garden terrace in this corner of the building with decorative fencing and brick piers. The terrace will include brick pavers and a water feature.

ARB Recommendation: By a vote of 6 to 0, the ARB recommends approval for the application as presented with the following recommendation:

- Consider using a color for the polycarbonate to more closely match the opaque color in the rendering.

##### 2. 759 Granby Street—Work Release

Applicant: C. Arthur Rutter

Project Request: Signage & outdoor dining encroachment

Project Summary: The applicant proposes to install a steel sign box with a satin lacquer finish and white letters. The six inch thick sign will project three feet, six inches from the brick building façade on Granby St, at a height two and a half inches above the entrance door elevation. The applicant plans to install new lettering that shall be pinned to the corner of the building; the corner steel logo has a satin lacquer finish and is placed at a height suitable to pedestrians along Olney Road. The corner sign adds seven-eighths

inches to the existing encroachment. The applicant also wishes to use the neighboring twelve foot wide public alley as outdoor dining space, proposing the addition of six tables with benches and adjustable umbrellas/pole divider

ARB Recommendation: By a vote of 6 to 0, the ARB recommends approval for the application as presented with the following recommendation:

- Consider putting either planters or plantings between the parking lot and the alley dining.

### **3. 7922 Shore Drive**

Applicant: Albert Viola

Project Request: New construction housing development

Project Summary: The parcel is rectangular and sited with the short side towards Shore Drive. The living space is above the parking to accommodate the flood requirements for the site. This building will be to the left of the site. Vehicular traffic will enter the building from behind to allow for a center courtyard once the development is complete.

The foundation and stair towers of the proposed building are to be block CMU with split face row lock courses of banding. The stair towers do not have window openings due to the fire code. The two levels of the residential will have vinyl cladding of horizontal; shake shingles; and board and batten styles. Vinyl shutters will flank the windows that are on the areas that have horizontal siding. Vinyl is proposed for the windows. The roofing shingles are proposed to be fiberglass. A rooftop terrace area is proposed behind parapet walls that give the appearance that the roof is hipped. There are separate entrance towers for access to multiple units. The following is the schedule of materials:

ARB Recommendation: By a vote of 7 to 0, the ARB recommends approval for the application as presented with the following recommendation:

- Consider creating better pedestrian connectivity between the building and Shore Drive without the pedestrians having to walk in the drive aisle.

### **3. Presentation**

A. Air Installations Compatible Use Zones (AICUZ) Study – *Steve G. Jones, RLA, ASLA, LEED AP BD+C, Installation Community Planning & Liaison Officer, Naval Station Norfolk*

### **4. Public Hearing Preview**

### **5. Director's Comments**

### **6. Comments from Commissioners**

### **7. April 2015 Meeting Schedule**

Wednesday, April 8, 2015

1:00 PM Zoning Field Trip

Thursday, March 9, 2015

1:00 PM Regular Meeting

Thursday, March 23, 2015

1:00 PM Regular Meeting

2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

**[www.norfolk.gov/ARB](http://www.norfolk.gov/ARB)**